

CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
PUBLIC HEARING, FRIDAY, MARCH 20, 2009, Room 200  
City Council Chamber, 121 N. LaSalle Street  
9:00 A.M.

- 88-09-A      Map 7-K RS-3 Residential Single-Unit (Detached House)      Line No.: 512  
Applicant -    Alfredo and Jemina Benigno      Ward: 31  
Owner -        Same  
Premises affected - 4125 W. Wellington Avenue  
Subject -      Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 2 dwelling units to be established in an RS-3 Residential Single-Unit (Detached House) District.
- 89-09-S      Map 13-L M1-1 Limited Manufacturing/Business Park      Line No.: 484  
Applicant -    American Metals co.      Ward: 45  
Owner -        McLennan Realty Co.  
Premises affected - 5580 N. Lynch Avenue  
Subject -      Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed Recycling Class II facility in a M1-1 Limited Manufacturing/Business Park District.
- 90-09-A      Map 9-J RS-3 Residential Single-Unit (Detached House)      Line No.:  
Applicant -    Diamond Partnership, LLC      Ward: 30  
Owner -        Same  
Premises affected - 3900 W. Cornelia Avenue  
Subject -      Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 13 dwelling units to be established in a 3-story building in an RS-3 Residential Single-Unit (Detached House) District. Department of Water records show 13 dwelling unit in 1952. There appears to be 14 dwelling units existing today.
- 91-09-Z      Map 9-J RS-3 Residential Single-Unit (Detached House)      Line No.: 518  
Applicant -    Diamond Partnership, LLC      Ward: 30  
Owner -        Same  
Premises affected - 3900 W. Cornelia Avenue  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the duplex down of habitable space into the basement of a 13 dwelling unit building.
- 92-09-Z      Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit      Line No.: 521  
Applicant -    Virginia Eby and Kenneth Fougere      Ward: 32  
Owner -        Same  
Premises affected - 2113-15 W. Thomas Street  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, proposed one and two story additions to an existing 2-story single family residence whose west yard shall be zero instead of 3.84' (N.B. this reduction is for both a building and a solid brick wall which will be 7' high and 35' long), the rear yard shall be zero instead of 34.92' and the rear yard open space shall be 185 q. ft. instead of 390 sq. ft.

- 93-09-Z      Map 10-E B3-2 Community Shopping      Line No.: 522  
Applicant - Michael Clarke      Ward: 3  
Owner - Same  
Premises affected - 4138 S. Michigan Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an B3-2 Community Shopping District, a proposed 3-story 4 dwelling unit building with residential use below the 2nd floor.
- 94-09-Z      Map 6-F RS-3 Residential Single-Unit (Detached House)      Line No.: 439  
Applicant - CE Xiong Zhen      Ward: 11  
Owner - Same  
Premises affected - 2950 S. Union Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed second floor addition to a single family residence whose front yard shall be 12' instead of 19.5', to reduce the total combined side yards to 3.14' (.3" on the north and 2.89' on the south) instead of 5' with neither yard less than 2' and to waive 450 sq. ft. rear yard open space and the rear yard shall be 28' instead of 34.1'.
- 95-09-A      Map 15-N RS-1 Residential Single-Unit (Detached House)      Line No.: 2  
Applicant - Mary McCurrie      Ward: 41  
Owner - Same  
Premises affected - 5763 N. Nina Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an accessory structure (garage with 2nd floor). The proposed garage and 2nd floor which contains 1,117 sq. ft. where only 832 sq. ft. is allowed. The height of an accessory structure is to be 15' and this structure is 17'-4" or 2'-4" to high in an RS-1 Residential Single-Unit (Detached House) District.
- 96-09-A      Map 5-L B3-1 Community Shopping      Line No.: 3  
Applicant - Agustin Alvarado      Ward: 31  
Owner - Same  
Premises affected - 5141 W. Fullerton Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to increase the residential floor area (1.2) by adding residential floor area a 3rd floor living space. The property exceeds the allowed area (222 sq. ft.) in a B3-1 Community Shopping District.
- 97-09-Z      Map 5-F RM-4.5 Residential Multi-Unit      Line No.: 435  
Applicant - Eric and Liz Anderson      Ward: 43  
Owner - Same  
Premises affected - 1945 N. Mohawk Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 2-story rear addition to an existing 3-story single family residence whose north yard shall be zero instead of 2' with a combined 3'-6" side yards.

- 98-09-S      Map 4-H B3-2 Community Shopping      Line No.: 4  
Applicant -    Miroslaw Antas      Ward: 25  
Owner -        Same  
Premises affected - 2153-57 W. 18th Place  
Subject -      Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of two new zoning lots, in a B3-2 Community Shopping District, with the use of residential use below the 2nd floor at 2153 W. 18th Place. The property at 2157 shall contain 3 dwelling units and funeral parlor. The property at 2153 will contain 3 dwelling units.
- 99-09-Z      Map 4-H B3-2 Community Shopping      Line No.: 5  
Applicant -    Miroslaw Antas      Ward: 25  
Owner -        Same  
Premises affected - 2153-57 W. 18th Place  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, the sub-division of a zoning lot. The property at 2157 requires a variation of 2,976 sq. ft. for the minimum lot size of 3,000 sq. ft. for 3 dwelling units and to waive the one required parking space in order to divide the zoning lot and to duplex residential use into the existing basements.
- 100-09-Z     Map 1-H B3-3 Community Shopping      Line No.: 461  
Applicant -    Lydia Moran      Ward: 26  
Owner -        Same  
Premises affected - 1851 W. Grand Avenue  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 2nd floor addition whose rear set back, at the residential level, shall be 1.6" instead of 30'.
- 101-09-Z     Map 3-E DR-3 Downtown Residential      Line No.: 9  
Applicant -    Maciej Lesniak      Ward: 42  
Owner -        Same  
Premises affected - 44 E. Elm Street  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in a DR-3 Downtown Residential District, a proposed front open patio pit, whose front yard shall be zero instead of 12.42', and the rear yard shall be 8'-6" instead of 28.98' for a rear bay window and spiral stair case in a proposed single family residence.
- 102-09-S     Map 14-I B1-1 Neighborhood Shopping      Line No.: 11  
Applicant -    Inner-City Muslim Action Network (IMAN)      Ward: 15  
Owner -        Same  
Premises affected - 2744 W. 63rd Street  
Subject -      Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed community center in a B1-1 Neighborhood Shopping District.

103-09-S      Map 1-G C1-3 Neighborhood Commercial      Line No.: 14  
Applicant -    Intercultural Montessori Language School      Ward: 27  
Owner -        1201 Washington, LLC  
Premises affected - 1201 W. Washington Boulevard  
Subject -      Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed pre-school/montessori school in a C1-3 Neighborhood Commercial District.

104-09-A      Map 1-G M2-2 Light Industry      Line No.: 15  
Applicant -    Matthew Harris      Ward: 27  
Owner -        Sam Oushana  
Premises affected - 459 N. Ogden Avenue  
Subject -      Appeal from the decision of the Office of the Zoning Administrator in refusing to proposed restaurant with outdoor seating in a M2-2 Light Industry District.

105-09-A      Map 11-H C1-1 Neighborhood Commercial      Line No.: 47  
Applicant -    GMB Partners LLC by Gabriel Maglaro and Matthew Gallagher      Ward: 47  
Owner -        Elizabeth Murphy  
Premises affected - 4253-57 N. Lincoln Avenue  
Subject -      Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a driveway to be established on a pedestrian street in a C1-1 Neighborhood Commercial District.

106-09-Z      Map 14-N RS-2 Residential Single-Unit (Detached House)      Line No.: 18  
Applicant -    Domingo Miranda      Ward: 23  
Owner -        Domingo and Yolanda Miranda  
Premises affected - 5732 S. Natchez Avenue  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed front porch and 2nd floor addition whose front yard shall be 14.37' instead of 20'.

107-09-Z      Map 9-H B1-1 Neighborhood Shopping      Line No.: 19  
Applicant -    Family Grounds Cafe Co.      Ward: 47  
Owner -        3654 Lin P&A LLC  
Premises affected - 3652 N. Lincoln Avenue  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in an B1-1 Neighborhood Shopping District, a proposed café with public place of amusement license within 125' feet of an RS-3 zoning district.

- 108-09-Z      Map 16-E RT-4 Residential Two-Flat, Townhouse and Multi-Unit      Line No.: 441  
Applicant -    Allcom Funding Inc.      Ward: 20  
Owner -        Same  
Premises affected - 6613 S. Michigan Avenue  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 2 dwelling unit building whose front yard shall be 11'-7" instead of 15', the south side yard shall be 1'-10" instead of 2.94', to reduce rear yard open space to 475 sq. ft. instead of 188 sq. ft. and to eliminate one of the two required parking spaces.
- 109-09-Z      Map 3-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit      Line No.: 16  
Applicant -    Near North Montessori School      Ward: 1  
Owner -        Same  
Premises affected - 1434-44 W. Division Street  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed addition to an existing private school whose floor area ratio shall be increased from 1.2 to 2.42.
- 110-09-S      Map 3-H B3-2 Community Shopping      Line No.: 20  
Applicant -    Monty Hair Design d/b/a Marquin Salon      Ward: 32  
Owner -        2155-57 W. Division Properties LLC  
Premises affected - 2157 W. Division Street  
Subject -      Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

- 111-09-Z Map 9-I RS-3 Residential Single-Unit (Detached House) Line No.: 456  
Applicant - Wynn Properties LLC Ward: 33  
Owner - Same  
Premises affected - 3823 N. Whipple Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 3rd floor dormer addition whose north side set back shall be .71' instead of 2', the south side yard shall be 3.59' instead of 5', the front yard shall be 18.75' instead of 20' and to increase the height of the building to 33' instead of 30'.
- 112-09-A Map 7-G B3-2 Community Shopping Line No.: 487  
Applicant - Lisa P. Yaung Ward: 44  
Owner - Same  
Premises affected - 930 W. Diversey Parkway  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of the zoning lot at 930-32 W. Division. Records indicate common ownership of both lots until 2004. The applicant requests division with out meeting bulk and zoning requirements of a B3-2 Community Shopping District.
- 113-09-Z Map 6-H RS-3 Residential Single-Unit (Detached House) Line No.: 472  
Applicant - Juan and Lupe Mena Ward: 25  
Owner - Same  
Premises affected - 2052 W. 23rd Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 4th floor addition whose height shall be 31'-10" instead of 30'.
- 114-09-Z Map 7-G B2-3 Neighborhood Mixed-Use Line No.: 516  
Applicant - Anita Goyal Ward: 22  
Owner - Same  
Premises affected - 1540 W. Fullerton Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B2-3 Neighborhood Mixed-Use District, a proposed 5-story 18 dwelling unit and retail use building whose first residential rear yard shall be 6'-9" instead of 30'. The Board has previously approved this case in 2006 (530-06-Z).
- 115-09-S Map 1-G C1-3 Neighborhood Commercial Line No.: 253  
Applicant - Montessori Academy of Chicago Ward: 27  
Owner - Randolph Adventures, Inc.  
Premises affected - 1335 W. Randolph Street  
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed private elementary school in a C1-3 Neighborhood Commercial District.

116-09-A Map 12-H RS-3 Residential Single-Unit (Detached House) Line No.: 468  
Applicant - Ethel Hodges Ward: 16  
Owner - Same  
Premises affected - 5200 S. Damen Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 2-story open porch in the north side yard in an RS-3 Residential Single-Unit (Detached House) District.

117-09-Z Map 12-H RS-3 Residential Single-Unit (Detached House) Line No.: 467  
Applicant - Ethel Hodges Ward: 16  
Owner - Same  
Premises affected - 5200 S. Damen Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story open porch and stairs whose north side yard shall be zero instead of 2'. Stairs in a side yard shall not exceed 6' in height.

118-09-S Map 17-O B1-3 Neighborhood Shopping Line No.: 26  
Applicant - Michele Mangialardi Ward: 41  
Owner - Michael and Sarah Zimmerman  
Premises affected - 7746 W. Devon Avenue  
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B1-3 Neighborhood Shopping District.

119-09-A Map 1-H RS-3 Residential Single-Unit (Detached House) Line No.: 384  
Applicant - Domitila Torres Ward: 1  
Owner - Same  
Premises affected - 1742 W. Ohio Street  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to de-convert from 6 dwelling units to 4 dwelling units and to place habitable space in the basement in an RS-3 Residential Single-Unit (Detached House) District.

120-09-Z Map 1-H RS-3 Residential Single-Unit (Detached House) Line No.: 385  
Applicant - Domitila Torres Ward: 1  
Owner - Same  
Premises affected - 1742 W. Ohio Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed residential use being placed into the basement (lower level) of an existing 6 dwelling unit building. The applicant wishes to replace the existing front stairs which will reduce the front yard set back to 5' instead of 15' and to reduce the combined side yards to 3.56' (zero on the east and 3.56' on the west) instead of 5' with neither yard less than 2'.

121-09-Z Map 5-H RM-4.5 Residential Multi-Unit Line No.: 33  
Applicant - Alexander Goldstein Ward: 32  
Owner - Same  
Premises affected - 1712 N. Wolcott Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed attached garage whose rear yard shall be 25.5' instead of 33.88, to eliminate all rear yard open space instead of 350 sq. ft. There will then be a total of two garages with 6 parking spaces within a new single family residence under construction.

122-09-Z Map 3-J C1-2 Neighborhood Commercial Line No.: 442  
Applicant - 3300 W. Grand Inc. Ward: 26  
Owner - Same  
Premises affected - 3302-28 W. Grand Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an C1-2 Neighborhood Commercial District, a proposed 4-story 45 dwelling unit building whose rear yard shall be zero instead of 30'.

123-09-S Map 9-I B3-1 Community Shopping Line No.: 36  
Applicant - Aryn Ali Ward: 33  
Owner - Norman Khouri  
Premises affected - 3101 W. Irving Park Road  
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast restaurant with drive thru facility in a B3-1 Community Shopping District.

124-09-A Map 5-H RS-3 Residential Single-Unit (Detached House) Line No.: 503  
Applicant - The Sylvan Company, LLC Ward: 32  
Owner - Same  
Premises affected - 1927 N. Honore Street  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the building to increase its height 44'-7" to 47'<sup>3</sup>/<sub>4</sub>" in an RS-3 Residential Single-Unit (Detached House) District. The height limit in an RS-3 is 30' and the Board may increase the 30' to 33' in an RS-3.

125-09-Z Map 5-H RS-3 Residential Single-Unit (Detached House) Line No.: 504  
Applicant - The Sylvan Company, LLC Ward: 32  
Owner - Same  
Premises affected - 1927 N. Honore Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 5th floor addition to an existing building whose area shall be increased by not less than 15% (520 sq. ft.) of the existing area which existed prior to the passage of this ordinance.

126-09-A Map 3-I RS-3 Residential Single-Unit (Detached House) Line No.: 30  
Applicant - Art Harb Ward: 26  
Owner - Same  
Premises affected - 2653 W. Crystal Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 7th dwelling unit to be established in the basement in an RS-3 Residential Single-Unit (Detached House) District. Department of Water records (1949) shows 6 dwelling units and none in basement. Permit #96008675 issued July 21, 1986 reflects 6 dwelling units.

127-09-Z Map 3-I RS-3 Residential Single-Unit (Detached House) Line No.: 31  
Applicant - Art Harb Ward: 26  
Owner - Same  
Premises affected - 2653 W. Crystal Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed enclosed porch whose rear yard shall be 7'-2.5" instead of 36'-5" and to increase the existing area by not more than 15% of the existing area which has existed at least 50 years prior to the passage of this ordinance.

128-09-Z Map 3-F RM-5 Residential Multi-Unit Line No.: 27  
Applicant - Dearborn Street Development II, LLC Ward: 42  
Owner - Same  
Premises affected - 1502 N. Dearborn Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story single family residence whose combined side yards shall be zero each instead of 4' with neither yard less than 2'. To increase the allowable square footage of a garage from 475 sq. ft. to 522 sq. ft. which is not more than 10% of the area allowed.

**CONTINUANCES**

6-09-Z Map 10-E RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 353  
Applicant - Omar McRoberts Ward: 3  
Owner - Same  
Premises affected - 4503 S. Forrestville Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed enclosed rear 1-story porch whose rear yard shall be 27'-10" instead of 33.5' and to increase the area by 635 sq. ft. which is not more than 15% of the area which existed prior to the passage of this code.

7-09-Z Map 11-J RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 264  
Applicant - Roslea Builders, Inc. Ward: 33  
Owner - Same  
Premises affected - 3348-52 W. Warner Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot. The 3 dwelling unit building at 3348 W. Warner shall have a 1.2' west side yard and 3 parking spaces must be provided.

**CONTINUANCES**

- 36-09-Z Map 5-K RS-3 Residential Single-Unit (Detached House) Line No.: 463  
Applicant - Raquel Reyes Ward: 31  
Owner - Same  
Premises affected - 4644-46 W. McLean Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing 2-story single family residence shall have a east yard of zero instead of 2' with a 5.56' west side yard and front yard shall be 14.8' instead of 20'.
- 55-09-S Map 18-B C1-3 Neighborhood Commercial Line No.: 481  
Applicant - Exchange Urban Hang Suite, LLC Ward: 7  
Owner - 7149 S. Exchange, LLC  
Premises affected - 7149 S. Exchange Avenue  
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off-site accessory parking lot for private passage automobiles, in a C1-3 Neighborhood Commercial District, to serve a restaurant located at 7200 S. Exchange Avenue.
- 56-09-Z Map 22-E RS-3 Residential Single-Unit (Detached House) Line No.: 515  
Applicant - K. C. Custom Builders, Inc. Ward: 9  
Owner - Same  
Premises affected - 9425 S. Burnside Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the proposed duplexing of the 1st floor dwelling unit into the basement with new front stairs whose south west side yard shall be zero, the north east side yard shall be 1.8' instead of 2.5' each, the front yard shall be 8.6' instead of 20'.
- 59-09-S Map 20-I B1-1 Neighborhood Shopping Line No.: 488  
Applicant - Leona Strokes Ward: 18  
Owner - Vernell Valentine  
Premises affected - 8006 S. Western Avenue  
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon and massage therapist within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping.
- 78-09-Z Map 3-F RM-5 Residential Multi-Unit Line No.: 507  
Applicant - Michael Mitch Hamblet Ward: 43  
Owner - Same  
Premises affected - 1404 N. LaSalle Drive  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed garage and parking space whose front yard shall be zero instead of 20', the combined side yards shall be zero instead of 4', to eliminate 140 sq. ft. of open space for the de-conversion to a single family residence with rear steel deck.

CONTINUANCES

- 391-08-A Map 1-G RM-5.5 Residential Multi-Unit Line No.: 251  
Applicant - J. S. Huron, LLC Ward: 27  
Owner - Same  
Premises affected - 1345-47 W. Huron Street  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the subdivision of an improved zoning lot in an RM-5.5 Residential Multi-Unit District. The existing building has 8 dwelling units; there are 2 parking spaces and there is no rear yard open space.
- 392-08-Z Map 1-G RM-5.5 Residential Multi-Unit Line No.: 250  
Applicant - J. S. Huron, LLC Ward: 27  
Owner - Same  
Premises affected - 1345-47 W. Huron Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, the proposed division of an improved zoning lot. The existing 3-story 8 dwelling unit building shall have a zero east side yard instead of 3.84', the total combined side yard shall be 1.6' instead of 4.8'. An easement has been created to provide for means of egress and ingress. The case was previously before the Board as one connected building. The board denied the project on February 2008 (58-08-A).
- 393-08-Z Map 1-G RM-5.5 Residential Multi-Unit Line No.: 249  
Applicant - J. S. Huron, LLC Ward: 27  
Owner - Same  
Premises affected - 1345 N. Huron Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, a proposed 3-story 3 dwelling unit building whose front yard (on Ancona) shall be zero instead of 13.2' and the east and west side yard shall be zero instead of 2.4' each to allow parking in the front yard.
- 466-08-A Map 4-G RM-4.5 Residential Multi-Unit Line No.: 332  
Applicant - Mitchell R. Joseph Ward: 25  
Owner - Same  
Premises affected - 1900 S. Loomis Street/1401 W. 19th Street  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 4 townhouse to be constructed using 19th Street to access the required parking in an RM-4.5 Residential Multi-Unit District. Section 17-2-402A-1 states all or site parking must be accessed from the abutting alley. Applicant wants to place parking off Loomis.
- 467-08-Z Map 4-G RM-4.5 Residential Multi-Unit Line No.: 331  
Applicant - Mitchell R. Joseph Ward: 25  
Owner - Same  
Premises affected - 1900 S. Loomis Street/1401 W. 19th Street  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4 unit townhouse whose front yard shall be zero instead of 5', on a corner lot facing Loomis, to reduce the rear wall facing an aside proper line to 3' instead of 12', to allow 200 sq. ft. private yards to be placed on the roof and to reduce the 20' foot property line for a garage door to 2'-4" on the sub-standard lot.

**CONTINUANCES**

- 528-08-S      Map 5-N C3-1 Commercial, Manufacturing and Employment      Line No.: 407  
Applicant -    JP Morgan Chase Bank, N.A.      Ward: 36  
Owner -        Galewood Plaza II, LLC  
Premises affected - 6500-12 W. North Avenue./1600-16 N. Natchez Avenue  
Subject -      Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive-thru facility in a C3-1 Commercial, Manufacturing and Employment District.
- 540-08-Z      Map 15-N RS-1-SD#1 Residential Single-Unit (Detached House)      Line No.: 420  
Applicant -    Marie and John Barrett      Ward: 41  
Owner -        Same  
Premises affected - 5929 N. Nina Avenue  
Subject -      Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-1-SD#1 Residential Single-Unit (Detached House) District, a proposed 1 ½-story attached garage and storage area whose south side yard shall be zero instead of 5' and the combined side yard shall be 5' instead of 15'.